

**INTER-OFFICE COMMUNICATION  
PALM BEACH COUTNY  
DEPARTMENT OF PLANNING, ZONING AND BUIOLDING**

**TO: Interested Parties**  
**FROM: Alan Seaman, Senior Site Planner**  
**DATE: Thursday, June 20, 2002**  
**RE: Results of June 20, 2002 Board of Adjustment Hearing**

Please find attached the result of the Board of Adjustment hearing held on June 20, 2002.

If you have any questions, please contact me at (561) 233-5231 of the Board of Adjustment Secretary, Juanita James at (561) 233-5088.

LPM/jj  
Attachment

***Result List***  
***Board of Adjustment***  
06/20/2002

BA 2002-028

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-028	6.6.A.2.c.(1) Residential restrictions (fences and walls)	6	12	6

11200 Valencia  
Blvd

**Posponed 30 days**

- Condition*** The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition*** No comment
- Condition*** By December 20, 2002, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
- Condition*** By June 20, 2003, the applicant shall complete the 12 foot high wall in the same color and finish as the existing clubhouse. (DATE: MONITORING-BLDG)

***Result List***  
***Board of Adjustment***  
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BA 2002-031

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-031	6.6.A.10.C Supplementary Regulations: Screen  5149 Woodland Drive	28	18	10

**Approved with Conditions**

- Condition*** The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition*** No comment
- Condition*** By December 20, 2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the Site Plan (exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
- Condition*** By March 20, 2003, the applicant shall obtain a building permit for the proposed solid roof screen enclosure in order to vest the rear setback variance approved pursuant to BA 2002-031. (DATE: MONITORING-BLDG PERMIT)

**Result List**  
**Board of Adjustment**  
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BA 2002-032

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-032	6.6.A.2 Supplementary Regulations: Fence height in the required front yard.	4 feet	6 feet	2 feet
	6.5.6.1 Property Development Regulations: Front Setback	25 feet	22 feet	3 feet

5274 Cleveland Rd

**Hearing Results**

**Condition** The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

**Condition** Please note that the Base Building Lines for Cleveland Road and the unimproved right-of-way of Harrison Road have been established at the existing north and east property lines of the subject property per Base Building Line Waivers issued August 29, 2001 and September 24, 2001. The requirement that the Base Building Line be thirty (30) feet from the centerline of Cleveland Road is hereby waived and established at the existing south right-of-way line, being also the north property line of the above described lots as platted.

The requirement that the Base Building Line be thirty (30) feet from the centerline of Harrison Road is hereby waived and established at the existing west right-of-way line, being also the east property line of the above described lot as platted. Since this portion of the subject street is not open to vehicular travel, no safe sight distance triangle is required at the northeast corner of the lot.

**Condition** By December 20, 2002, the applicant shall provide the Building Division with a copy of the Board of adjustment result letter and a copy of the site plan presented to the Board, for the existing addition, simultaneously with the Building permit application. (DATE: MONITORING BLDG PERMIT: BLDG)

**Condition** By March 20, 2003, the applicant shall obtain a building permit for the existing addition in order to vest the variance approved pursuant to BA2002-032 (DATE: MONITORING-BLDG PERMIT)

**Condition** By November 20, 2002, the applicant shall relocate the 6' high fence 10' from the right-of-way and install a 36" high native hedge planted 30" apart and (4) 12' high native trees. Locate materials between the fence and the right-of-way. (ONGOING)

**Condition** The owner shall remove the 6' fence from the property, if a habitable dwelling is constructed. (ONGOING)

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BA 2002-033

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-033	6.6.9.B Supplementary Regulations: Swimming pools and spas	10.5	6.5	4

6347 Dornich Lane

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** No comment
- Condition** By December 20, 2002, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the Site Plan (exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
- Condition** By March 20, 2003, the applicant shall obtain a building permit for the proposed swimming pool in order to vest the variance approved pursuant to BA2002-033. (DATE: MONITORING-BLDG PERMIT)
- Condition** This variance request is only for the rear setback for the proposed swimming pool. Any additional improvements must meet required setbacks. (ONGOING)

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BA 2002-034

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-034	Res 3-J-64 MHR	10	8.5	1.5
	Front yard setback Unit #1			
	Res 3-J-64 MHR	10 feet	1.8-9.6 Feet	8.2 Feet (Max)
	Rear yard Setback Unitss #1 thru #10			
	Res 3-J-64 MHR	10 Feet	3.5 to 8.2 Feet	6.5 feet (Max)
	Mobile Home to Mobile Home Separation Units# 2/15; 20/11; 22/13; 22/15; 28/19; 51/52; 34/35			
	Res 3-J-64 MHR	5 feet	1.9 to 4.6 Feet	3.1 Feet (Max)
	Shed to Shed Separation			
	5656 Lake Worth Road			

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided he completes the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

**Condition** No comment

**Condition** By August 20, 2002, the applicant shall submit the BA result letter, a revised site plan reflecting all notes and conditions as previously denoted on approved exhibit 19 (12/20/88) for certification through the DRC process. Also denote on the revised site plan the BA conditions of approval and the approved setback and separation variances as shown below: (DATE: MONITORING DRC-BOFA)

(See File or Hyperlinked staff report for variance details) This format unable to accept the details

**Result List**  
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BA 2002-036

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-036	6.5.B(l)  Property Development Regulations: General Exceptions: Use of glass block along ZLL  3369 Bridgegate Dr, Jupiter, Fl, 33477	Translucent or glass block material in ZLL line	Non-translucent material.	To allow non-translucent material on ZLL of a

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** No comment
- Condition** By December 20, 2002, the applicant shall provide the Building Division with a copy of the Board of adjustment result letter and a copy of the site plan presented to the Board, simultaneously with the Building permit application. (DATE: MONITORING BLDG PERMIT: BLDG)
- Condition** By March 20, 2003, the applicant shall obtain a building permit for the proposed windows addition in order to vest the variance approved pursuant to BA2002-036 (DATE: MONITORING-BLDG PERMIT)
- Condition** The existing ficus hedge along the zero lot line shall be maintained at 6' to mitigate the variance request. (ON-GOING)
- Condition** The variance is limited to the zero lot units on lot # 21. (ON-GOING)

**Result List**  
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BA 2002-037

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-037	6.5.A  Property Regulations: 6.5.B (Table 6.5-3) Property Regulations: Front Setback for Front Loading Garages (For the 55 total ZLL Lots Proposed for the development)  El Clair Ranch Road	25 Feet	22.5 Feet (all units)	12.5 feet

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on June 20, 2003, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. (DATE: MONITORING-Zoning)
- Condition** No comment
- Condition** By March 20, 2003, the applicant shall apply to the Building Division for building permit(s) for the first ZLL single-family residence to vest the front garage setback variance or make application to the zoning department 30 days prior to the conditions expiration for a time extension. (DATE: MONITORING BLDG PERMIT)
- Condition** By September 20, 2002, the developer/property owner shall provide the Building Division, simultaneously with the building permit application, a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, indicating the BOFA conditions of approval. (DATE: MONITORING-BLDG PERMIT)
- Condition** By August 20, 2002, the applicant shall amend the certified site plan through the DRC process to reflect the approved front setback (from 25' to 22.5'; a var. of 2.5') for all 55 ZLL lots. Also, the BA conditions shall be placed on the site Plan (DATE: MONITORING DRC-BOFA)



***Result List***  
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BA 2002-029

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-029	6.5.G.4 Property Development Regulations: Rear setback for a proposed addition.  20908 Raindaine Lane, Boca raton, FL, 33428	15 feet	8.2 feet	6.8 feet

**Approved with Conditions**

- Condition*** The development order for this particular variance shall lapse on June 20, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition*** No comment.
- Condition*** By December 20, 2002, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and a copy of the site plan exhibit 9, presented to the Board, simultaneously with the building permit application. (DATE: MONITORING BLDG PERMIT: BLDG)
- Condition*** By March 20, 2003, the applicant shall obtain a building permit for the proposed addition in order to vest the variance approved pursuant to BA2002-029. (DATE: MONITORING-BLDG PERMIT)